



Court Road, Caterham
Surrey, CR3



Beyond your expectations

Four bedroom detached home close to local amenities in Caterham

Hamptons International

29 Station Avenue, Caterham, Surrey, CR3 6LB

Sales. 01883 345255

caterham@hamptons-int.com

www.hamptons.co.uk

4 Bedrooms | Entrance Hall | Cloakroom | Kitchen/Breakfast Room | Utility Room | Living Room | Dining Room | Bathroom | Ensuite Shower Room | Garage | Garden

Guide Price £699,950 Freehold

Description

A spacious four bedroom detached period property retaining many original features with a good sized garden set in Caterham-on-the-Hill close to local amenities. The accommodation is arranged over two floors and well presented throughout. On the ground floor there is a good sized sitting room with French doors that open out on to a raised terrace in the rear garden. The country style kitchen/breakfast room is fitted with a good range of wall and base units with space for appliances and there is a separate utility room with plumbing and access to the rear garden. To the front of the property there is a dining room currently used as a cosy sitting room with pretty curved bay window and open fire. A cloakroom and two storage rooms/garage complete the ground floor lay out. On the first floor there are four good sized bedrooms and a family bathroom. The master bedroom benefits from an ensuite shower room.

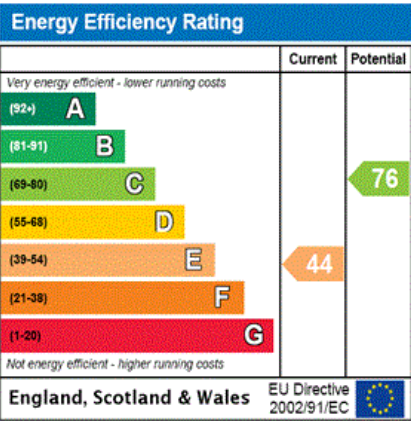
Outside

To the front of the property there is off street parking for two cars over a block paved drive. In addition there is a gravelled area and a raised flower bed. A side gate gives access to the rear of the property. The mature rear garden is on two levels. There is a spacious block paved terrace with wrought iron balustrading which spans the width of the property with direct access in to the sitting room and kitchen, ideal for entertaining in the warmer months. Steps lead down to a level lawn with fencing and mature hedging to

three sides and there is a vegetable plot with raised boxes. In addition there is a greenhouse and garden shed.

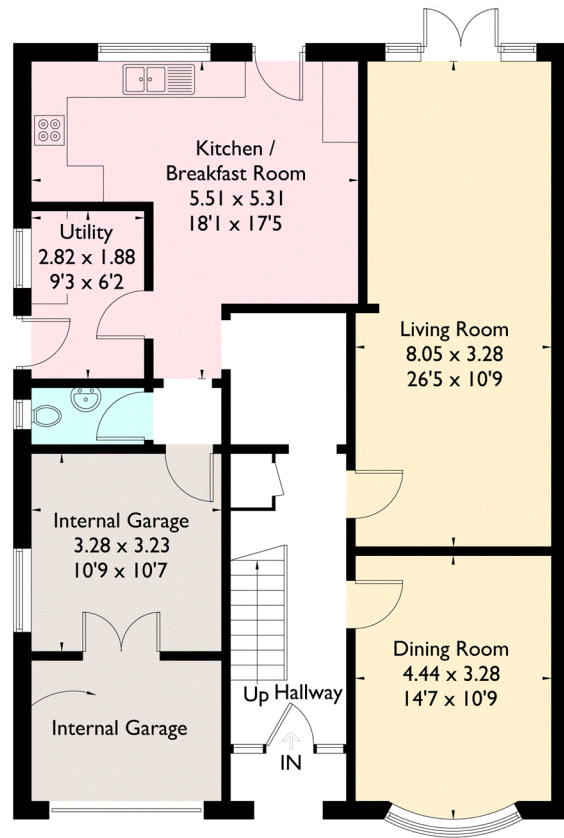
Location

The property is located in a popular residential road close to Queens Park and within a short distance of Caterham on the Hill and close to its array of specialist shops, traditional pub, several cafes, restaurants, a deli and a bakers. Local supermarkets include Waitrose, Morrisons and Tesco. Caterham railway station provides services to London Bridge and Victoria in approximately 45 minutes. The M25 (J6) orbital motorway is about 3 miles distance. There are schools for boys and girls of all ages in both the state and private sectors within the Tandridge District. Leisure facilities include Tandridge Leisure Centre and golf courses with Surrey National

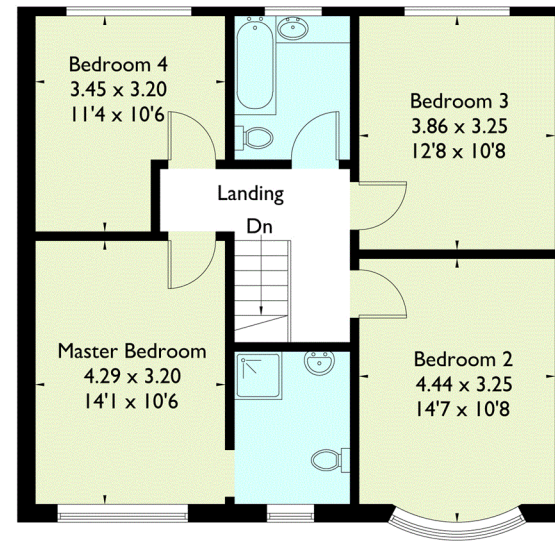


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Approximate Gross Internal Area = 178.6 sq m / 1922 sq ft



Ground Floor



First Floor

Illustration for identification purposes only. Not to scale
Ref: 180170

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

